

006.0

0006

0003.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

Total Card / Total Parcel

1,006,800 / 1,006,800

1,006,800 / 1,006,800

1,006,800 / 1,006,800

## PROPERTY LOCATION

## IN PROCESS APPRAISAL SUMMARY

No	Alt No	Direction/Street/City
53-55		ORVIS RD, ARLINGTON

## OWNERSHIP

Unit #:

Owner 1: EVETT BENJAMIN R & MARIANNE R	
Owner 2: EDWARDS KELLI M	
Owner 3:	

Street 1: 53 ORVIS ROAD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: EVETT BENJAMIN &amp; MARIANNE -

Owner 2: EDWARDS KELLI M -

Street 1: 53 ORVIS ROAD

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

## NARRATIVE DESCRIPTION

This parcel contains 4,985 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1920, having primarily Wood Shingle Exterior and 2758 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 11 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4985		Sq. Ft.	Site		0	80.	1.14	1									455,641						455,600	

Total AC/HA: 0.11444

Total SF/SM: 4985

Parcel LUC: 104 Two Family

Prime NB Desc: ARLINGTON

Total: 455,641

Spl Credit

Total: 455,600

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

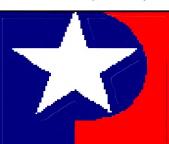
Database: AssessPro - FY2021

apro

2021

1 of 1 CARD ARLINGTON

APPRAISED: 1,006,800 / 1,006,800  
 USE VALUE: 1,006,800 / 1,006,800  
 ASSESSED: 1,006,800 / 1,006,800



11/03/17  
 !620!  
 !PRINT Date Time 12/10/20 16:22:22  
 !LAST REV Date Time 05/22/18 11:54:24  
 danam  
 620

Prior Id # 1: 5899  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 Prior Id # 1:  
 Prior Id # 2:  
 Prior Id # 3:  
 ASR Map:  
 Fact Dist:  
 Reval Dist:  
 Year:  
 LandReason:  
 BldReason:  
 CivilDistrict:  
 Ratio:

Parcel ID 006.0-0006-0003.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	546,100	3700	4,985.	455,600	1,005,400	1,005,400	Year End Roll	12/18/2019
2019	104	FV	421,800	3700	4,985.	484,100	909,600	909,600	Year End Roll	1/3/2019
2018	104	FV	421,800	3100	4,985.	353,100	778,000	778,000	Year End Roll	12/20/2017
2017	104	FV	394,200	3100	4,985.	307,600	704,900	704,900	Year End Roll	1/3/2017
2016	104	FV	394,200	3100	4,985.	262,000	659,300	659,300	Year End	1/4/2016
2015	104	FV	348,800	3100	4,985.	256,300	608,200	608,200	Year End Roll	12/11/2014
2014	104	FV	348,800	3100	4,985.	210,700	562,600	562,600	Year End Roll	12/16/2013
2013	104	FV	363,900	3100	4,985.	200,500	567,500	567,500		12/13/2012

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
EVETT BENJAMIN	68792-583		1/23/2017	Convenience	10	No	No		CORRECTING ERROR FROM PREVIOUS DEED BK 30199
LAWRENCE THOMPS	30199-539		5/21/1999		440,000	No	No		
	20012-175		8/1/1989		280,000	No	No	Y	

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/23/2018	471	Add Bath	15,000	C				
10/19/2016	1275	Manual	10,469	C				interior repairs w
6/3/2014	592	Porch	25,000					
8/14/2007	688	Redo Kit	22,000					
6/13/2003	458	Porch	3,300					
10/31/2002	931	Redo Kit	22,000					

Date	Result	By	Name
11/3/2017	MEAS&NOTICE	HS	Hanne S
6/24/2014	External Ins	PC	PHIL C
4/2/2009	Meas/Inspect	163	PATRIOT
11/9/2000	Hearing N/C	189	PATRIOT
6/13/2000	MLS		
12/13/1999	Inspected	263	PATRIOT
9/24/1999	Mailer Sent	263	PATRIOT
9/24/1999	Measured	263	PATRIOT

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>					
Type: 13 - Multi-Garden	2	Rating: Average															
Sty Ht: 2A - 2 Sty +Attic		A Bath:	Rating:														
(Liv) Units: 2	Total: 2	3/4 Bath:	Rating:														
Foundation: 3 - BrickorStone		A 3QBth:	Rating:														
Frame: 1 - Wood		1/2 Bath:	Rating:														
Prime Wall: 1 - Wood Shingle		A HBth:	Rating:														
Sec Wall:	%	OthrFix:	Rating:														
Roof Struct: 1 - Gable		<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>											
Roof Cover: 2 - Slate		Kits: 2	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1									
Color: BLUE		A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O										
View / Desir:		Frl:	Rating:			Other											
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:	Upper											
Grade: C - Average		<b>CONDOS INFORMATION</b>				Lvl 2											
Year Blt: 1920	Eff Yr Blt:	Location:				Lvl 1											
Alt LUC:	Alt %:	Total Units:				Lower											
Jurisdct: G4	Fact: .	Floor:				Totals	RMS: 11	BRs: 4	Baths: 2	HB							
Const Mod:		% Own:				<b>REMODELING</b>				<b>RES BREAKDOWN</b>							
Lump Sum Adj:		Name:				Exterior:		No Unit	RMS	BRs	FL						
<b>INTERIOR INFORMATION</b>				Phys Cond: AV - Average	31. %	Interior:		1	5	2							
Avg Ht/FL: STD		Functional:				Additions:		1	6	2							
Prim Int Wall: 2 - Plaster		Economic:				Kitchen: 2003											
Sec Int Wall:	%	Special:				Baths:											
Partition: E - Typical		Override:				Plumbing:											
Prim Floors: 3 - Hardwood		Total: 31 %				Electric:											
Sec Floors: 4 - Carpet	25 %					Heating:											
Bsmnt Flr: 12 - Concrete						General:											
Subfloor:						Totals	2	11	4								
Bsmnt Gar:																	
Electric: 1 - AB Avg																	
Insulation: 3 - Typical																	
Int vs Ext: S																	
Heat Fuel: 2 - Gas																	
Heat Type: 5 - Steam																	
# Heat Sys: 2																	
% Heated: 100		% AC:															
Solar HW: NO		Central Vac: NO															
% Com Wall		% Sprinkled:															
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:					
<b>SPEC FEATURES/YARD ITEMS</b>																	
<b>PARCEL ID</b> 006.0-0006-0003.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
3	Garage	D	Y	1	10X18	A	AV	1920	28.89	T	40	104			3,100		3,100
19	Patio	D	Y	1	12X12	A	AV	2000	4.85	T	15.2	104			600		600
More: N	Total Yard Items:	3,700		Total Special Features:			Total:	3,700									
<b>SKETCH</b>																	
<b>SUB AREA</b>				<b>SUB AREA DETAIL</b>													
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten							
BMT	Basement	1,268	65,020	82,448	UAT	100	FLA	70	C								
FFL	First Floor	1,268	216,740	274,827													
SFL	Second Floor	1,268	216,740	274,827													
OPF	Open Porch	378	25,000	9,450													
UAT	Upper Attic	317	132,210	41,911													
WDK	Deck	182	13,770	2,507													
Net Sketched Area: 4,681				Total:	685,970												
Size Ad	2536	Gross Are	5632	FinArea	2758												
<b>IMAGE</b>																	
<b>AssessPro Patriot Properties, Inc</b>																	